172.0	0008	0007.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	616,300 /	616,300
					USE VALUE:	616,300 /	616,300
					ASSESSED:	616,300 /	616,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOURKOMANOLIS STEFANOS
Owner 2:	TOURKOMANOLIS MARIA/L/ESTATE
Owner 3:	
Street 1:	19 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TOURKOMANOLIS STEFANOS -
Owner 2:	TOURKOMANOLIS MARIA -
Street 1:	19 WILBUR AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,728 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Vinyl Exterior and 1574 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	12	41C
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4728.000	223,000		393,300	616,300
Total Card	0.109	223,000		393,300	616,300
Total Parcel	0.109	223,000		393,300	616,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.45 | /Parcel: 391.4

Legal Description

User Acct

114432

GIS Ref

GIS Ref

Insp Date

06/15/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 172.0-0008-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,000	0	4,728.	393,300	616,300	616,300	Year End Roll	12/18/2019
2019	101	FV	195,900	0	4,728.	387,700	583,600	583,600	Year End Roll	1/3/2019
2018	101	FV	195,900	0	4,728.	297,800	493,700	493,700	Year End Roll	12/20/2017
2017	101	FV	195,900	0	4,728.	280,900	476,800	476,800	Year End Roll	1/3/2017
2016	101	FV	195,900	0	4,728.	258,400	454,300	454,300	Year End	1/4/2016
2015	101	FV	188,900	0	4,728.	241,600	430,500	430,500	Year End Roll	12/11/2014
2014	101	FV	188,900	0	4,728.	222,500	411,400	411,400	Year End Roll	12/16/2013
2013	101	FV	188,900	0	4,728.	222,500	411,400	411,400		12/13/2012

!13361!

PRINT

Date	Time
12/11/20	03:20:06

LAST REV

Date	Time
12/01/20	12:43:11

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13361

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOURKOMANOLIS S	1344-144		9/26/2007	Family	1	No	No		
	911-174		10/1/1978		48,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2015	926	Manual	2,030		7/9/2015			Remove/replace 2 e
7/28/2011	770	Manual	3,401					INSULATE ATTIC & W

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	MEAS&NOTICE	BS	Barbara S
3/5/2009	Inspected	189	PATRIOT
2/19/2009	Measured	197	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	114432
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4728		Sq. Ft.	Site		0	70.	1.19	6									393,290						393,300	

Total AC/HA: 0.10854 | Total SF/SM: 4728 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 393,290 | Spl Credit | Total: 393,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323195
Depreciation:	100190
Depreciated Total:	223004

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

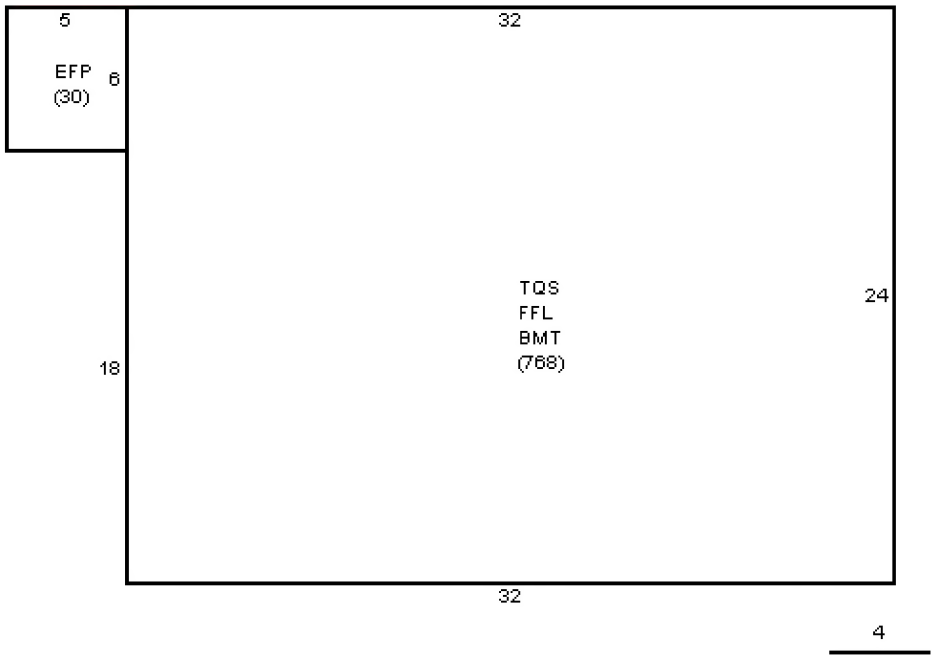
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	104.11
Final Total:	223000	Val/Su SzAd	165.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	50.810	39,024
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
EFP	Enclos Porch	30	72.590	2,178

Net Sketched Area:	2,142			Total:	231,695
Size Ad	1344	Gross Are	2334	FinArea	1574

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

172.0-0008-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	